

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012



March 20, 2023

Tewodros Folla
United Property Developers
10808 Troy St
Commerce City, CO 8002

Re: Technical Submission Review: Rehoboth Village - Site Plan

Application Number: DA-1013-16

Case Numbers: 2022-4038-00

Dear Mr. Folla:

Thank you for your technical submission, which we started to process on March 08, 2023. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another technical submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541 or rrabbaa@auroragov.org

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

CC: Alex Duran - Godden Sudik Architects 5975 S Quebec St 250 Centennial CO 80111
Rachid Rabbaa, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\SDA\1013-16tech1.rtf



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are still a couple of items to resolve, and the PDR has not been approved (Item 3)
- Please contact Andy for Easement comments (Item 4)
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved Utilities. (Item 5)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

1A. No comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

COVER SHEET

2A. No comments.

3. Fire / Life Safety (Stephen Kirchner / 303-739-7371 / stkirchn@auroragov.org / Comments in blue)

3A. This accessible route is not consistent with those shown on sheets 2 and 4. Please address and resolve.

4. Real Property (Andy Niquette / 303-739-7325 / aniquette@auroragov.org / Comments in magenta)

4A. Please contact Andy for Easement.

5. Utilities (Iman Ghazali / ighazali@auroragov.org / 303-807-8869)

- 5A. There are still a couple of items to resolve and the PDR has not been approved.
- 5B. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 5C. This 8"x6" connection shall be made with a manhole per AW standards (proposed connection is at least 75% of the diameter of the existing main)
- 5D. Storm is private; therefore, the easement would be labeled as a drainage easement.
- 5E. Trees are not allowed within utility easements. Ensure that there are no plantings on top of the water line.